TRUSTEE'S SALE

OF VALUABLE IMPROVED REAL ESTATE LOCATED IN FREDERICK, MARYLAND

Pursuant to a Decree of the Circuit Court for Frederick County, Maryland, passed on the 24th day of May, 1974 in No. 24,747 Equity in said Court, the undersigned Trustees will offer for sale at Public Auction at the COURT HOUSE DOOR IN FREDERICK CITY, FREDERICK COUNTY, MARYLAND, the following described real estate on:

FRIDAY, JUNE 21, 1974

AT 11:00 O'CLOCK A.M.

All that piece or part of a lot or lots of ground situate, lying and thing on the north side of East South Street, in Frederick City. Frederick County, Maryland, and known and designated as No. 5 East South Street, and more particularly described as follows:

BEGINNING for the part hereby intended to be conveyed on South Street, at the southeast corner of the whole of said lot or part of lot, it being also at the southwest corner of Samuel E. Winebrenner's lot, formerly George Gilbert's stable lot, and running thence westerly with the northern side of South Street, twenty-six feet five inches; then northerly in a line parallel with the eastern boundary line of said lot or parts of lots thirty-five feet nine inches to intersect the southern boundary line of Augustus L. Eader's lot, thence with said Eader's lot, easterly twenty-six feet five inches to intersect the western boundary line of Gilbert's Stable lot, southwardly thirty-five feet nine inches to the place of beginning.

It being all and the same real estate described and conveyed in a deed from Sherman P. Bowers and Lillian S. Bowers his wife, unto Charles E. Miller and Eila M. Miller, his wife, dated April 28. 1931 and recorded in Liber 378, folio 405, etc., one of the Land Records of Frederick County, the said Charles E. Miller having died on October 14, 1952, whereupon Ella M. Miller, his wife, became the owner as survivor and thereafter died on May 19, 1957, intestate, leaving as her only heirs at law and next of kin. three sons, ali adults, namely, Charles E. Miller, John H. Miller and Robert E. Miller, Sr., who acquired an undivided 1/3 interest by descent. On the 30th day of August, 1968, Robert E. Miller, Sr. died intestate leaving as his heirs and next of kin, his wife, Rosalie I. Miller and infant son Robert E. Miller, Jr. On the 30th day of March 1973 John H. Miller conveyed his 1/3 interest to his brother Charles E. Miller, said deed recorded in Liber 909, folio 715, one of the Land Records of Frederick County, Maryland.

The property is improved with a 6 room, 2 story, detached brick dwelling, having bath, oil burner, forced air heat, attic and cellar with dirt floor. Has city sewer and water connections.

TERMS OF SALE: A deposit of 10% of entire purchase price will be required of the purchaser or purchasers on date of sale and the residue on ratification by the Circuit Court for Frederick County, Maryland. All costs of conveyancing, including deed, title examination, if any, transfer tax and documentary stamps shall be at the expense of the purchaser or purchasers. Real Estate taxes and all public charges will be adjusted to the date of sale and

The property may be inspected after June 10, 1974 by appointment by calling either of the Trustees and on the morning of the sale.

thereafter assumed by the purchaser or purchasers.

ALTON Y. BENNETT, Trustee 120 West Church Street Frederick, Maryland Phone: 662-4189

W. JEROME OFFUTT, Trustee 22 West 2nd Street Frederick, Maryland Phone: 662-8248

FRANKLIN W. MARTZ, Attorney
JOHN L. PONTON, Auctioneer

(We) hereby acknowledge to have this 21st day of June, 1974, purchased at public sale from Alton Y. Bennett and W. Jerome Offutt, Trustees in No. 24747 Equity, in the Circuit Court for Frederick County, in Equity, and pursuant to a Decree of the said Court. dated the 24th day of May, 1974, all that lot or parcel of land situate, lying and being on the North side of East South Street in Frederick, Frederick County, Maryland, with improvements thereon, mentioned and described in the annexed advertisement of sale at and for the sum of Nine Thousand Nine Hundred Dollars (\$9,900.00) and I (We) hereby covenant to comply with the terms of said sale set forth in said advertisement and as announced by the auctioneer.

Witness my/our hand(s) and seal(s).

Charles E Miller TR. (SEAL)

Thelma W- Miller (SEAL)

Witness:

John L. Ponton

I hereby certify that I (We) have received this 21st day of June, 1974, from Charles E. Miller, Jr., and Thelma W. Miller, his wife

the sum of Nine Hundred Ninety dollars

part of the

purchase money for the above and aforegoing real estate.

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